

POPULATION OF TOMORROW

Economic stability and growth

Shift in population demographics caring for ageing inhabitants,

Rise of population, offspring and migrants

Pressure of Housing affordability, supply and demand

Lifestyle changes, more socially connected, educated, mobile

MANIFESTO
AFFORDABLE HOUSING FOR AN AGEING AND GROWING POPULATION, ESSENTIALLY A REDEVELOPMENT WHERE PEOPLE CAN INTERACT AND LIVE TOGETHER, STRENGTHENS COMMUNITY SPIRIT AND CULTURE. INHABITANTS LIVE CLOSE BY FOR ASSISTANCE, COMFORT AND INTERACTION. EXPLORE A SUSTAINABLE APPROACH FOR FUTURE HOUSING DESIGN, AND CREATE A VISUALLY DIFFERENT FACADE TO ADD TO SURRY HILLS VIBRANCY.

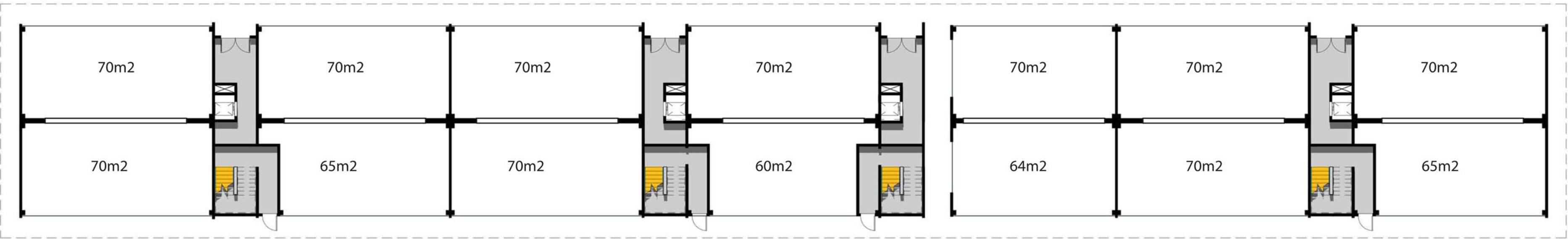


BAMBOO CLADDING SYSTEM



TIMBER STRUCTURAL SYSTEM

RETAIL / COMMERCIAL SPACES



TYPICAL GROUND FLOOR PLAN
SCALE 1:200

4 BEDROOM SHARE ACCOMMODATION 2 BEDROOM APARTMENTS 1 BEDROOM APARTMENTS 2 BEDROOM APARTMENTS 4 BEDROOM SHARE ACCOMMODATION

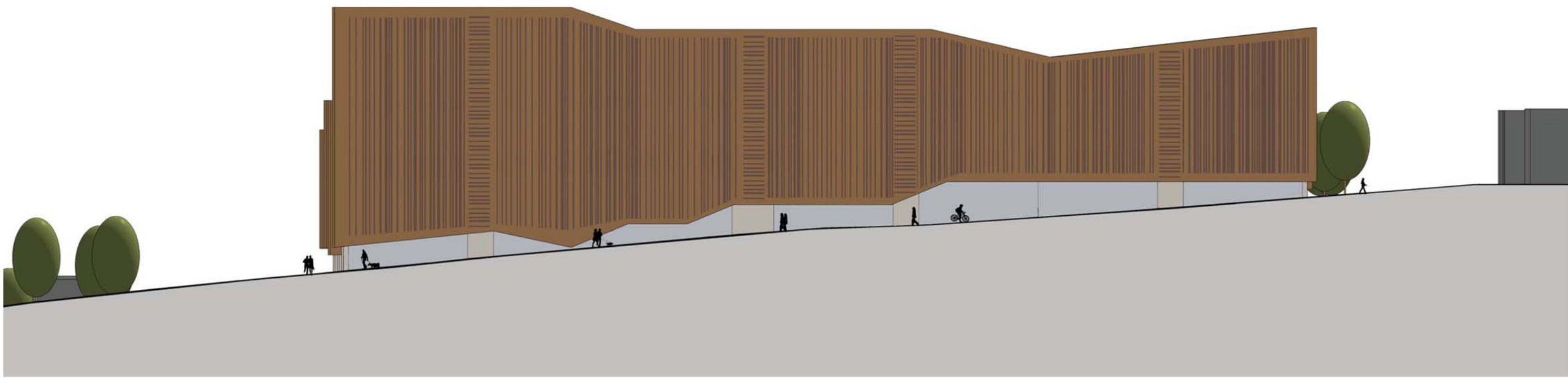


TYPICAL UPPER FLOOR PLAN - VARIATION 1
SCALE 1:200

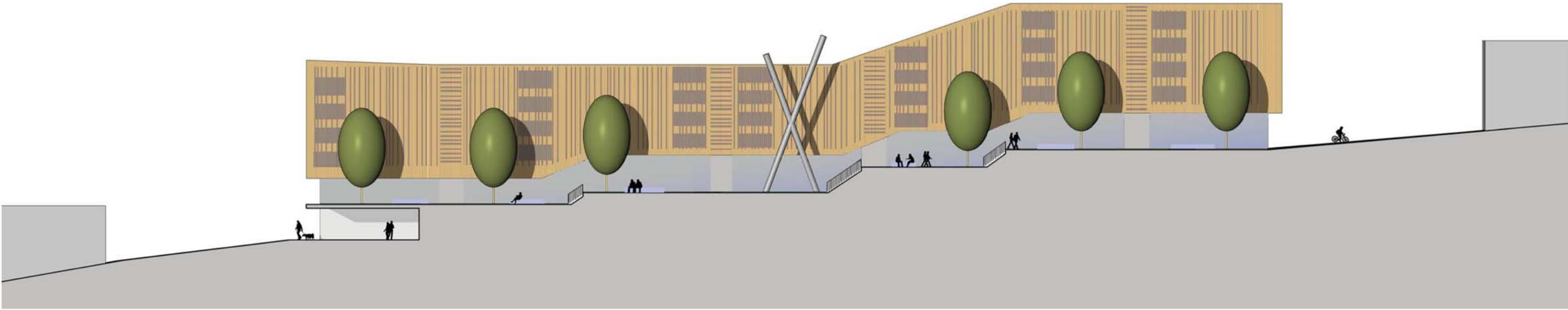
4 BEDROOM SHARE ACCOMMODATION 2 BEDROOM APARTMENTS 1 BEDROOM APARTMENTS 2 BEDROOM APARTMENTS 4 BEDROOM SHARE ACCOMMODATION



TYPICAL UPPER FLOOR PLAN - VARIATION 2
SCALE 1:200



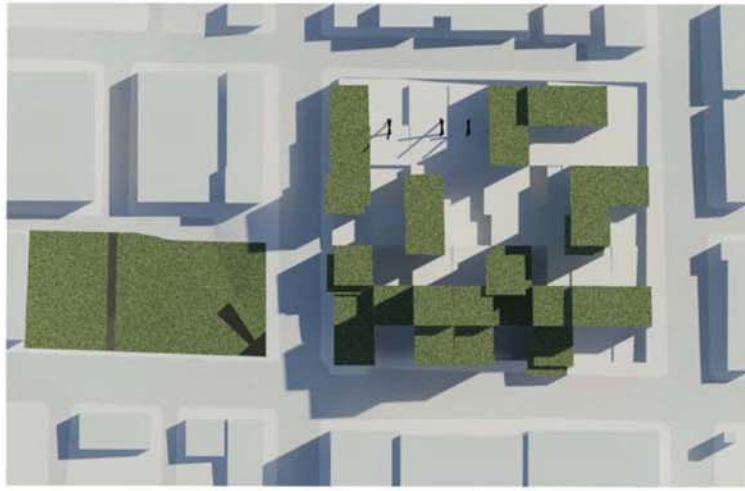
SOUTHERN ELEVATION
SCALE 1:400



SITE SECTION
SCALE 1:400



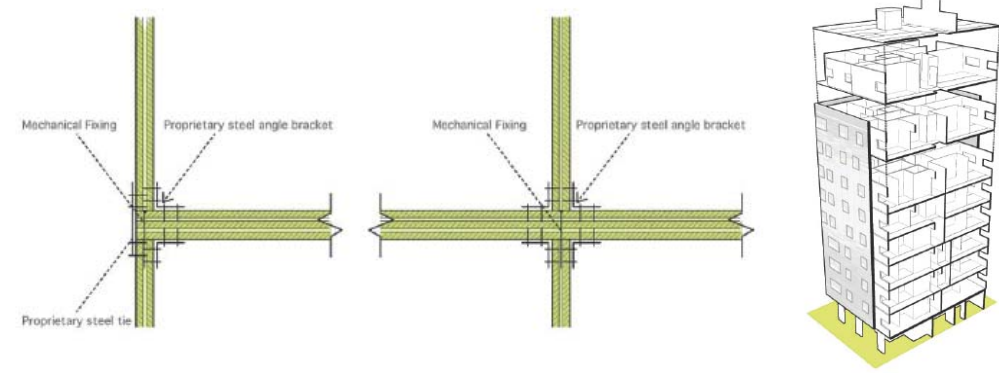
DEVELOPING MODELS



INVESTIGATE HOUSING TYPOLOGIES OF SIMILAR SCALE IN SURRY HILLS
QUESTION PAST SOLUTIONS TO LOW COST AND LUXURY HOUSING



STADTHAUS - MURRAY GROVE TOWER - 9 STOREYS @ 30m
ARCHITECTS: WAUGH THISELTON



CROSS LAMINATED TIMBER CONSTRUCTION DETAILS



POTENTIAL MULTI STOREY APARTMENT FROM JOINING TWO 1 BEDROOM UNITS

LOW COST HOUSING

JOHN NORTHCOTT PLACE ON BELVOIR STREET

Built up to 1963
Approx:
591 Units in main building
1000 Inhabitants
14 Storeys / 42m Height



Designed as a post war attempt to regenerate the community vibrancy and clear the worst slum affected parts of Surry Hill. 20 streets and 900 dwellings were redeveloped under a master plan which aimed to reprogramme housing based on the latest town planning concepts from Sweden around 1960. The low cost solution for social housing offered a standardised vertical stack formation wrapped in a monolithic concrete and brick facade. Each apartment included an individual kitchen, bathroom and car space, the building also incorporated an integrated water and sewage system and assisted vertical circulation through a electronic lift, at the time this was considered an effective solution to low cost housing and growing populations, however in the long term created more issues .

Unfotunately the development does not attempt to integrate the inhabitants with the greater community and nor allow the community to engage with the development, this creates a gated community where people live in the same apartment building but do not communicate socially with one another. The density may offer low cost solution to population overcrowding and good overlooking security but people aren't really part of a community, this creates isolated inhabitants and encourages social variances and attitude problems. As a result the development fails to change the perception of low cost housing and degrades community spirit through separation and makes no attempt to improve social behavior or community integration.

MORE AFFORDABLE HOUSING

POORER AMENITIES

Fountuantly future Generations can learn from the failures of past redevelopments, through the process of trial and error. The John Northcott place Redevelopment attempted solution to low cost housing and community vibrancy was through stripped and crippled amenities and to +++/---- shared and/or private space, overly standardised construction and facade treatment.

The more recent St Margarets Hospital Redevelopment is more successful as it takes into account community culture, vibrancy and civic architecture, provides variation in amenities and dwelling options for interaction between different inhabitants, it is almost a self sustaining micro economy, however the down fall is that the majority of apartments are not low cost housing.

Perhaps new and emerging technologies in constrution techniques and materials can offer an improved solution to lower cost housing in Surry Hills such as prefabrication and engineered timber. This could potentially entail new architectural design for Surry Hills adding to its cultural diversity and openness to alternative solutions.

SURRY HILLS REDEVELOPMENT:

- MEDIUM DENSITY TOTAL AT 20,760m²
- BUILDING FOOT PRINT 4608m²
- SITE COVERAGE 8000m²
- FSR 2.6:1
- 214 APARTMENTS
- 424 BEDS
- 848 INHABITANTS

BUILDING CIRCULATION:

ROUGHLY 2100m² AT 10%

COMMERCIAL/RETAIL/AMENITIES:

ROUGHLY 4600m² AT 22%

UNIT NUMBERS AND TYPES:

- (68) 32% - 1 BEDROOM UNITS AT 36m²
- (114) 53% - 2 BEDROOM UNITS AT 72m²
- (32) 15% - 4 BEDROOM SHARE AT 144m²

SITE COVERAGE RATIO = SCR 0.576:1
RESIDENTIAL FLOOR AREA = roughly 15264m²
NET FLOOR AREA 21800m²
GROSS FLOOR AREA 20760m²
PUBLIC SPACE AT GRADE = 3456m²
CAR SPACES:
CAR FREE ZONE DUE TO GREAT EXISTING TRANSPORTATION AND LOCALITY,
POTENTIAL FOR BICYCLE PARKING ON SITE, AND UNDERGROUND CAR PARKING FACING RILEY STREET FRONTAGE.



MODEL AT DENSITY 1:1



MODEL AT DENSITY 2.5:1



HIGHER BUILDINGS = LESS LIGHT AND MORE ENCLOSED FEELING

LUXURY HOUSING

ST MARGARETS HOSPITAL REDEVELOPMENT ON BOURKE STREET

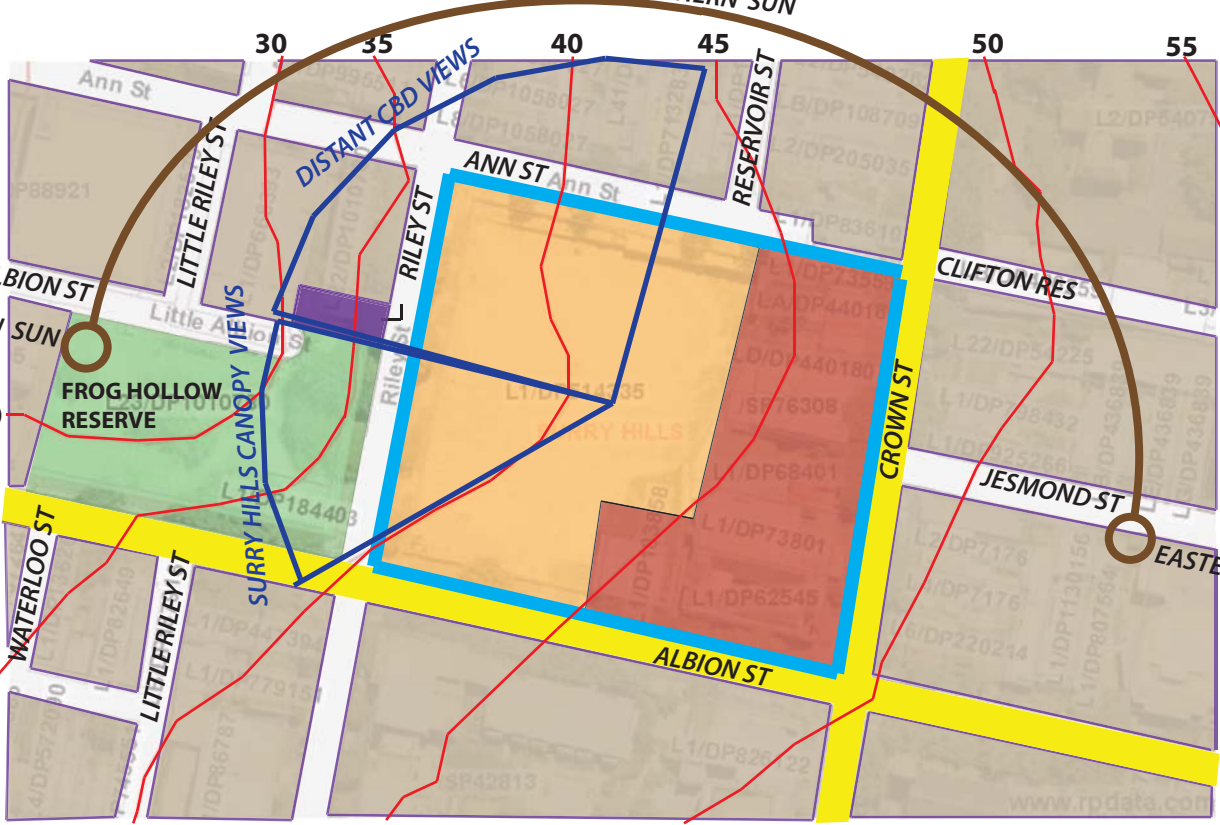
Built up to 2006
Approx:
214 Apartments
400 Inhabitants
17 Storeys / 52m Height



The St Margarets Hospital Redevelopment is essentially a mixed use development with four apartment buildings around a public square, complete with an art gallery, town clock, outdoor cafes and other commercial offerings. The new streets and public thoroughfares through the development create an urban village, encouraging a community that engages and socializes, a meeting place with facilities and activities the attention was to create a hub for the Surry Hills community. The development extends to the adventure of Surry Hills culture and merges with the darlinghurst precinct, this not only engages inhabitants from the distant suburb but provides an extension to the cultural offering of Surry Hills.

The redevelopment is successful in sustaining a vibrant community with residential, retail and commercial offers that engage and support one another. Social butterflies, Artists, Designers, Writers, Musicians and Business people, especially those who work from home, together support the integrated retail like cafes and restaurants which extend into boardrooms and meeting spaces. This encourages vibrancy during the weekdays and thus contributes to the diversity of Surry Hills. The development also blends different demographics to retain social respect, such as 38sqm one-bedroom apartments in the same building as owner-occupied penthouses.

The development was made more interesting through the mixing of old heritage aspects with new. Thus extending variation to floor plans, ceiling heights, surrounding views and facade treatments, so that inhabitants has some individual elements. The St Margarets precinct is a successful redevelopment as it attempts to interact public buildings with the community through civic architecture the creation of overlapping spaces of live, work and play concepts.



SITE ANALYSIS

SITE CONDITIONS

Site Area
Including existing site buildings: Ann St frontage 94.6m, Albion St frontage 94.6m, Riley St frontage 83.21m, Crown St frontage 83.21m. Approx 7851.8sqm

Foundation Type
Sandstone foundation provides excellent platform for all building types.

Site slope
The site slopes from Crown St to Riley St at approx 15m, from Riley St and Frog Hollow Reserve there is a further 8m drop in height.

Vistas
Apart from the site slope and views to Fog Hollow Reserve, there are potentially excellent distant views to Sydney CBD towards North-West, and surrounding area.

Climate
Temperate climate with four seasons, facades orientated towards the Northern and western sun may require solutions to minimize solar heat gain and potential glare.

Noise
Moderate to heavy traffic along Crown St and Albion St. Fair traffic along Riley St and Ann St.

Surrounding buildings and streets
Mainly residential along Riley St and Ann St around 2 storeys, while increasing to 7 storeys residential on Albion St. Substation on Riley St; adjoining buildings range from 2 to 5 levels high facing Crown St and Albion St, zoning is mixed allowing both residential and commercial opportunities. Site has three street frontages with Albion St, Riley St, Ann Street and Crown St; Ann St is quite narrow with no through road to Crown St.

Breezes
Cool breezes mainly from Southern orientation channeled from Riley St and Crown St, also from Albion St South-East direction.

Overshadowing
Site offers good solar exposure North facing along Ann street with some overshadowing from adjoining buildings during early morning.

SITE ZONING

Under 5 South Sydney Local Environmental Plan LEP 1998, site is classified as Zone no. 10 - Mixed uses, essentially allowing residential, retail, commercial, and light industrial to be proposed on site.

Under LEP 1998 Zone no. 10
Encourage employment opportunities.
Minimize vehicle travel.
Maximize public transportation.
Encourage travel by foot and bicycle patronage.
Provide Residential developments which support vitality of nearby commercial and urban village centers.
Implement principles of energy efficiency, travel demand management and other sustainable development practices.
Encourage Contemporary Architectural Design.
Under H51 - Provide streetscape to Albion Street and Crown Street

EXISTING AMENITIES

Public Transportation
Surry Hills is an area which promotes travel by foot; Central train station approx 600m west of site down Albion St. 303, 352, 461, 480, 483 are Existing bus services along Crown St and Albion St are able to transport people to central station and surrounding suburbs.

Shopping
Surry Hills shopping is mainly around Crown St offering a range items like fashion, clothing, bookshops and grocery stores. Also close to Sydney Antique Centre on South Dowling St, and Cleveland St Surry Hills Shopping Village. Surry Hills Market is held at Shannon Reserve, each month on the first Saturday, showcasing clothing, creative crafts and ornaments.

Eateries
The Surry Hills region offers numerous eateries, including Bars, cafes, and restaurants, particularly on Crown Street and intersections at Oxford St, Fitzroy St, Devonshire St and Cleveland St. Other eateries can be found along Riley St, Albion St, Bourke St and Oxford St, with more opportunities as one moves closer to the city. Cuisines include Asian, Italian, Turkish, Lebanese, Modern Australian and Bistros meals, the establishments range from light snacks, modest meals to fine dining experiences catering for most budgets.

Parks and Recreations
Frog Hollow Reserve is located directly opposite the proposed site. There are numerous green spaces in the surrounding area such as the Centennial Parklands and other leisure facilities like tennis courts, golf courses and swimming pools. All close with public transportation.

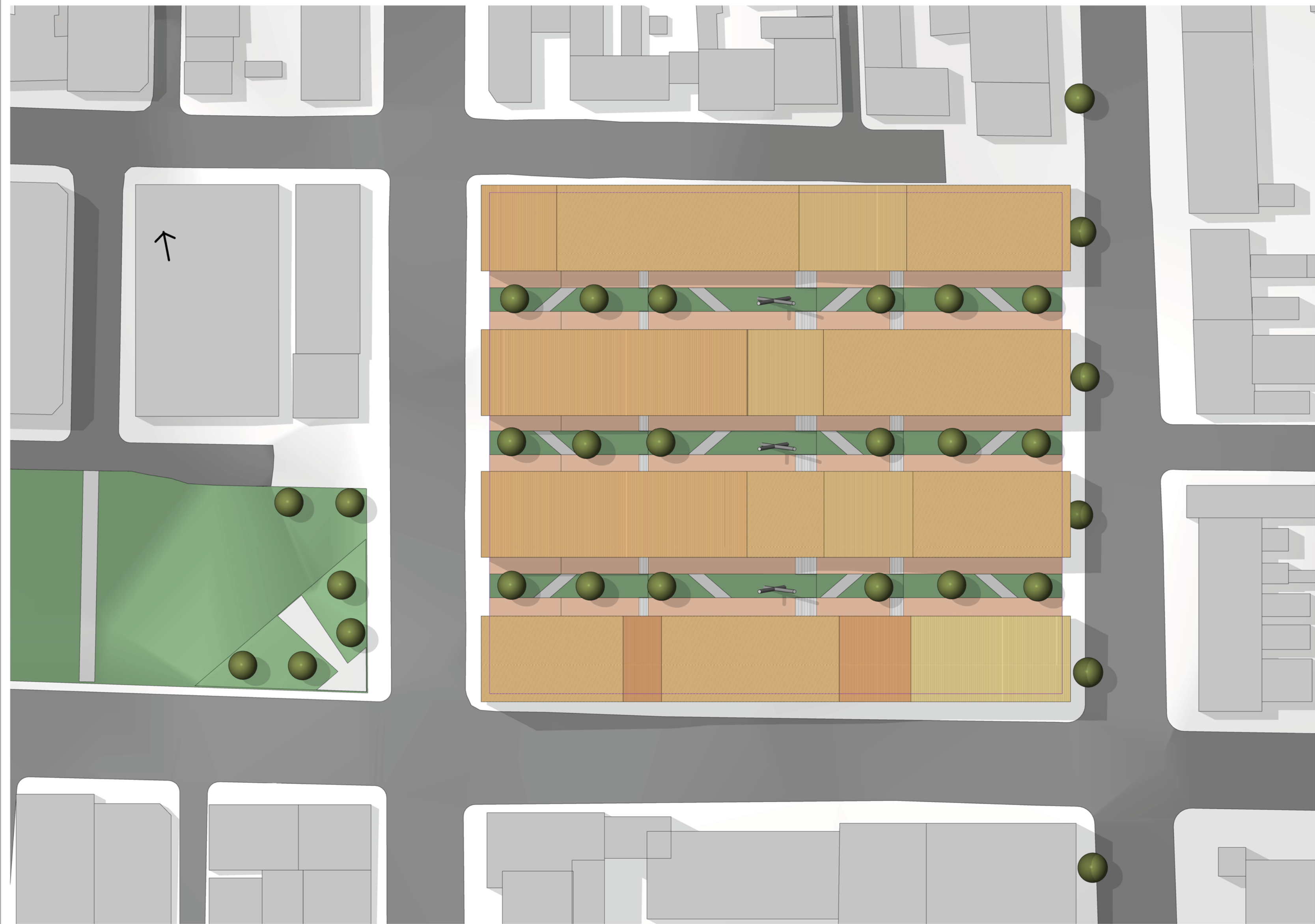
Community Centre and Library, and Events
Surry Hills Library and Community centre is located at 405 Crown St, monthly Surry Hills market. The annual Surry Hills Festival with approx 10,000 visitors is the communities most important event as it directly supports the micro economy both residents and businesses, as well as the areas cultural identity, vibrancy and social interaction.

Cinemas and Theatres
Palace Academy Twin at 3a Oxford St, Paddington; Palace Verona at 17 Oxford St, Paddington; Chauvel Cinema at the Cnr Oxford St & Oatley Rd, Paddington. Hoyts cinema on Bent St, Moore Park; Belvoir St Theatre at 25 Belvoir Street in Surry Hills and Fox Studios, Moore Park.

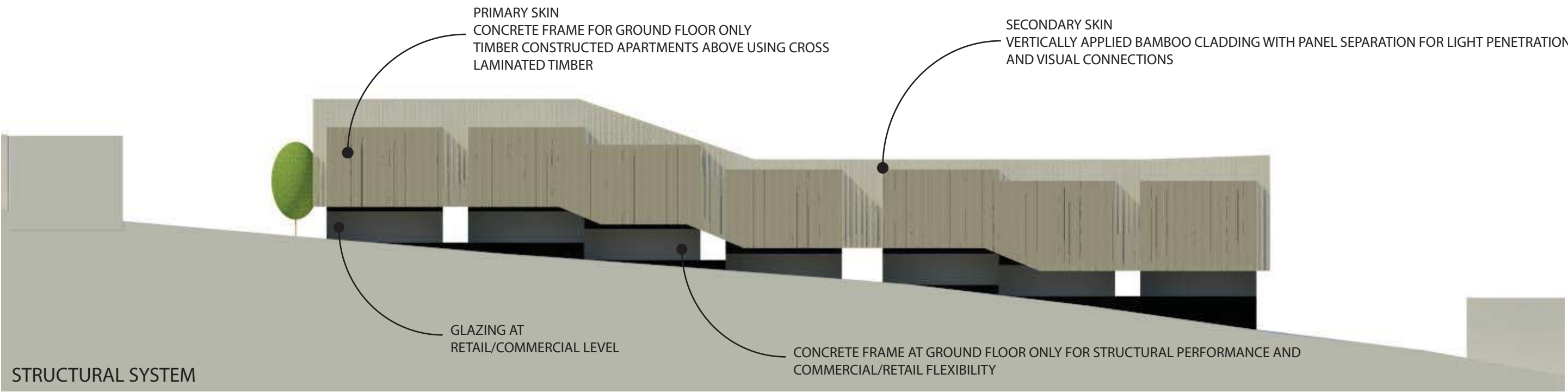
Schools and Nursing facilities
There are numerous primary, secondary and tertiary educational facilities around the region. Close to Abbots Nursing home located on the corner of Albion St and Bourke St.

Emergency and Hospitals
St Vincent Hospital on Victoria St, and George Street Private Hospital along George St.

Electrical Substation and Other Services
Existing gas, water supply, sewage mains and data connections under Albion St and Riley St. Existing Substation on Riley St opposite site.



SITE PLAN
SCALE 1:500



8 STOREY HOUSING BUILT FROM CLT
GROUND FLOOR CONCRETE FRAME



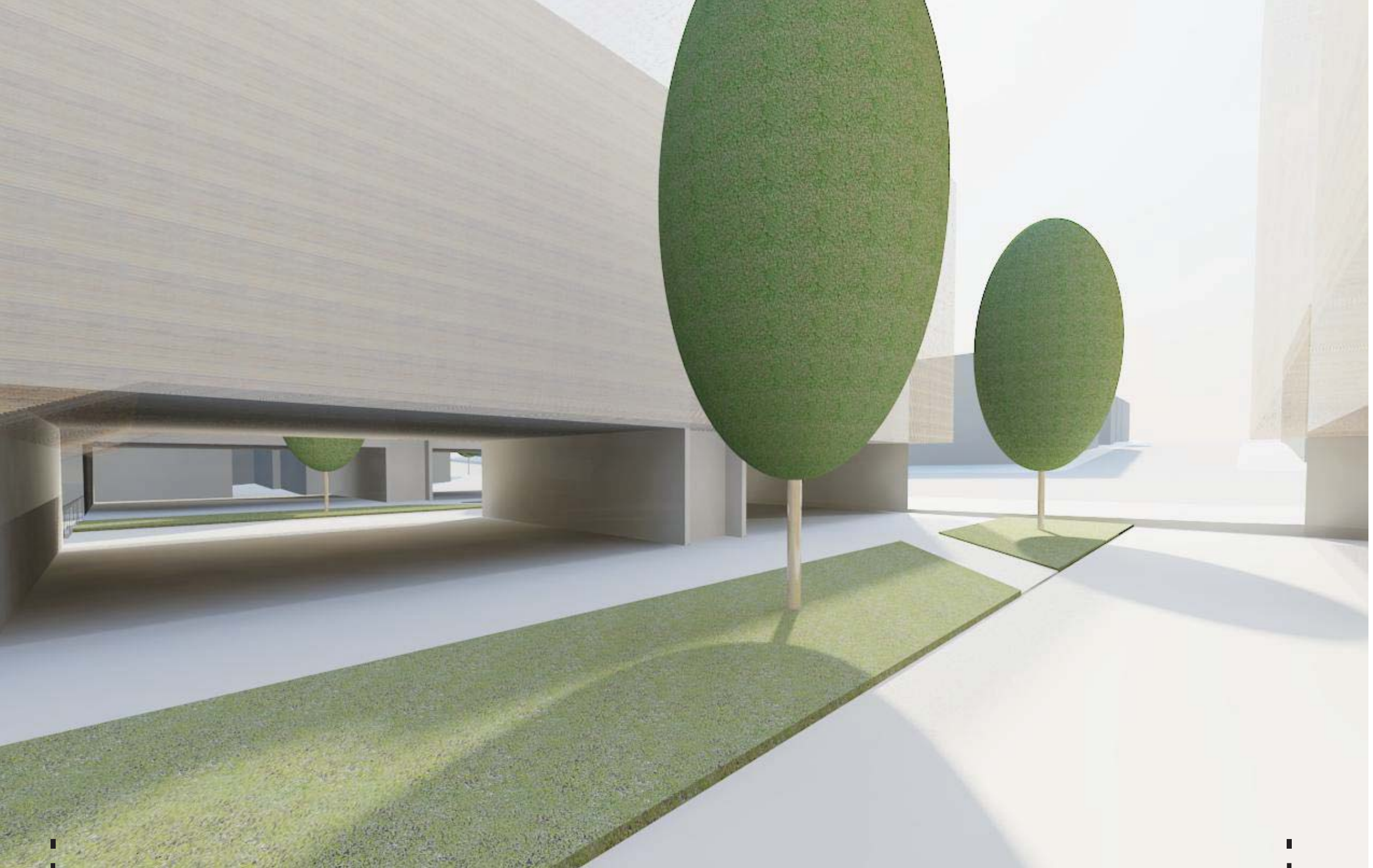
INTERIOR CONSTRUCTED FROM (CLT)
CROSS LAMINATED TIMBER PANELS
150mm THICK FOR WALL, FLOOR,
CEILING, LIFT AND STAIR CORES



VERTICAL TIMBER CLADDING FROM
SUSTAINABLE PLANTATIONS



SEPARATING TIMBER PANELS PROVIDES:
- SENSE OF ENCLOSURE
- LIGHT PENETRATION
- VISUAL DEFINITION FROM A FAR



SUSTAINING SURRY HILLS VIBRANT CULTURE, WITH COMMUNITY CARING AND SOCIAL INTERACTION



CROWN STREET PERSPECTIVE
DISPLAYING INTERACTIVE STRIPS

